



## Highly Productive Farm Located South of Annawan, IL

# AUCTION

Virtual-Online Only  
**Wednesday**  
**December 11, 2024**  
**10:00 a.m. CST**  
**bid.hertz.ag**

**123.07 Acres, m/l**  
Single Parcel  
**Henry County, IL**

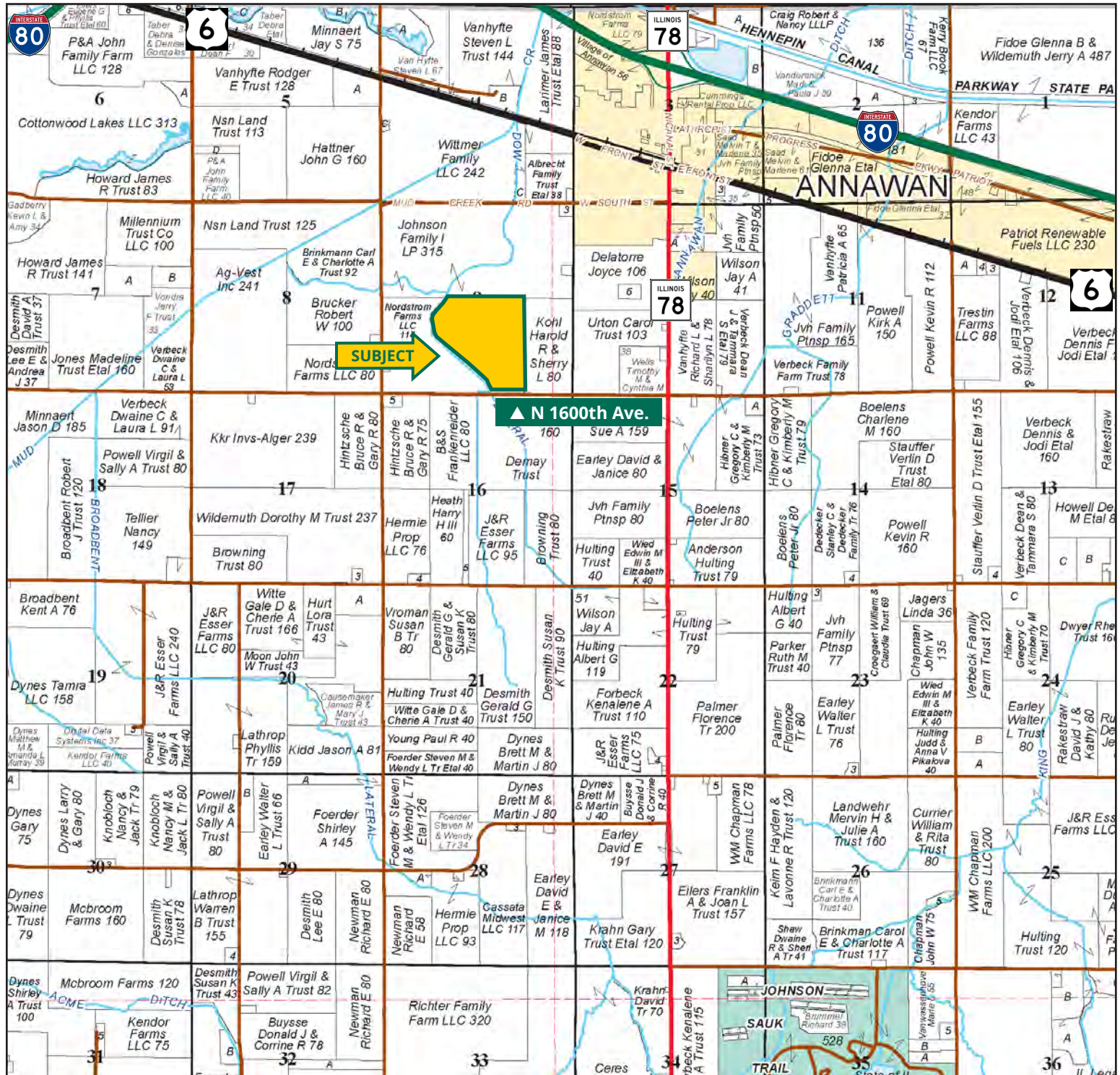


**BRANDON YAKLICH, AFM**  
*Licensed Broker in IL*  
**309.883.9490**  
BrandonY@Hertz.ag



**JOHN RAHN**  
*Licensed Broker in IL*  
**815.535.8399**  
JohnR@Hertz.ag





Map reproduced with permission of Rockford Map Publishers, Inc.

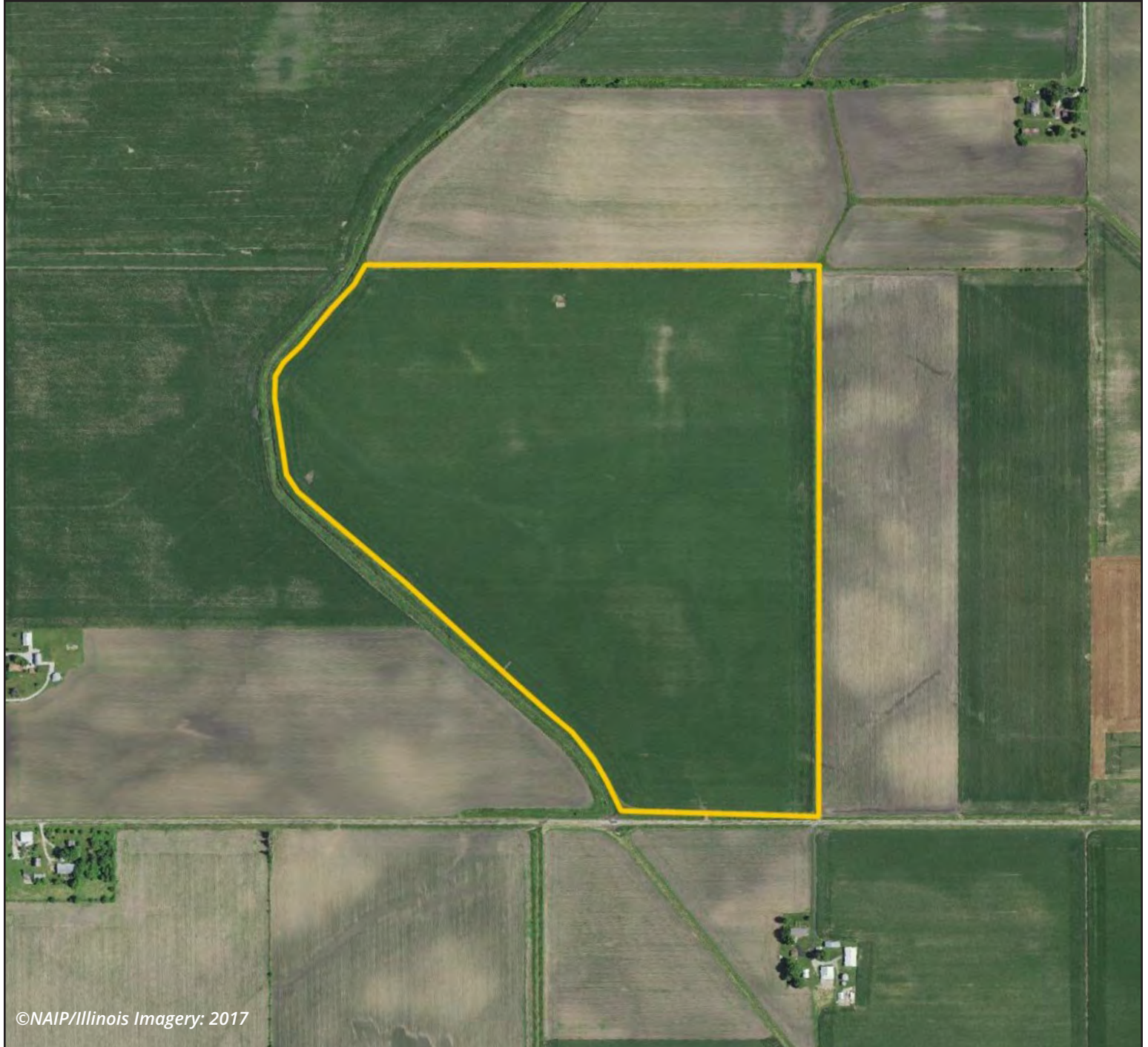
309.944.2184 | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | [www.Hertz.ag](http://www.Hertz.ag)

**BRANDON YAKLICH, AFM**  
 309.883.9490  
 BrandonY@Hertz.ag

**JOHN RAHN**  
 815.535.8399  
 JohnR@Hertz.ag



FSA/Eff. Crop Acres: 122.60 | Soil Productivity: 137.00 PI



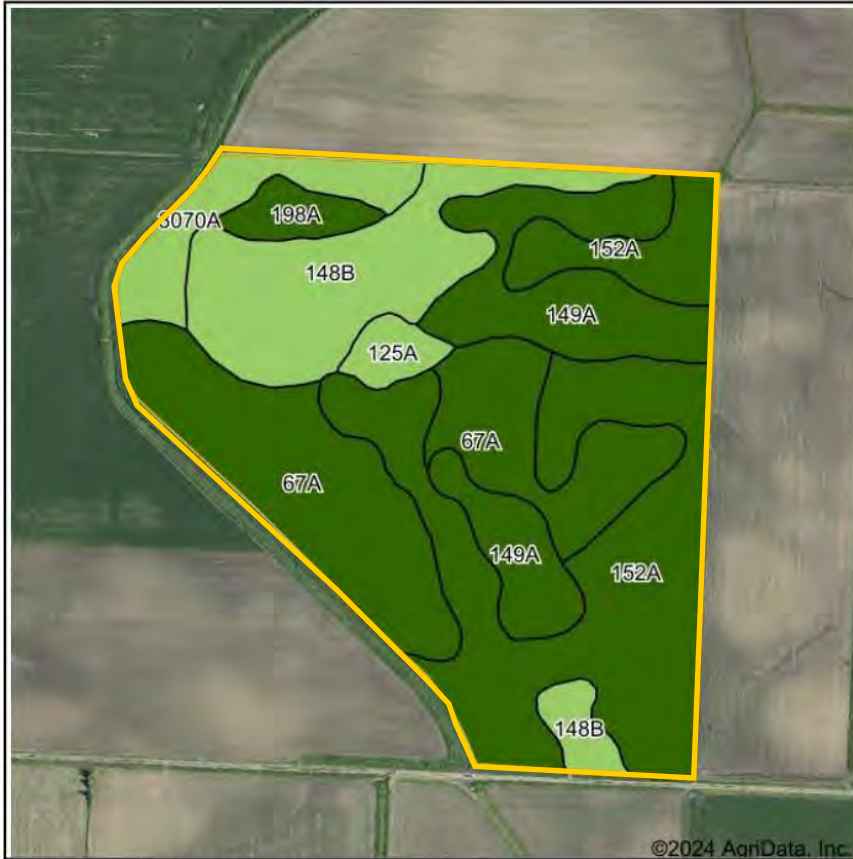
©NAIP/Illinois Imagery: 2017

309.944.2184 | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | [www.Hertz.ag](http://www.Hertz.ag)

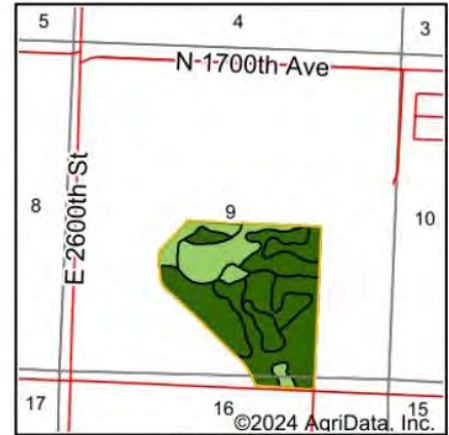
**BRANDON YAKLICH, AFM**  
309.883.9490  
[BrandonY@Hertz.ag](mailto:BrandonY@Hertz.ag)

**JOHN RAHN**  
815.535.8399  
[JohnR@Hertz.ag](mailto:JohnR@Hertz.ag)





Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Henry**  
 Location: **9-16N-5E**  
 Township: **Annawan**  
 Acres: **122.6**  
 Date: **11/7/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IL073, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	40.06	32.8%		**144
**67A	Harpster silty clay loam, 0 to 2 percent slopes	30.94	25.2%		**133
**148B	Proctor silt loam, 2 to 5 percent slopes	20.18	16.5%		**132
149A	Brenton silt loam, 0 to 2 percent slopes	19.05	15.5%		141
**3070A	Beaucoup silty clay loam, cool mesic, 0 to 2 percent slopes, frequently flooded	7.04	5.7%		**119
198A	Elburn silt loam, 0 to 2 percent slopes	2.97	2.4%		143
**125A	Selma loam, 0 to 2 percent slopes	2.36	1.9%		**129
Weighted Average					137

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

## Location

**From Annawan:** Go south on Rt. 78 for 2 miles, then west on N 1600th Ave. for 1½ miles. Property is located on the north side of the road.

## Simple Legal

That part of SW¼ and SE¼ east of Ditch in Section 9, Township 16 North, Range 5 East of the 4th P.M. *Final abstract/title documents to govern legal description.*

## Real Estate Tax

2023 Taxes Payable 2024: \$6,763.02  
Taxable Acres: 123.07  
Tax per Taxable Acre: \$54.95

## Lease Status

Open lease for the 2025 crop year.

## FSA Data

Farm Number 10207 Tract 6918  
FSA/Eff. Crop Acres: 122.60  
Corn Base Acres: 122.60  
Corn PLC Yield: 165 Bu.

## NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland.

## Soil Types/Productivity

Main soil types are Drummer, Harpster, Proctor and Brenton. Productivity Index (PI) on the FSA/Eff. Crop acres is 137.00. See soil map for details.

## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Level to nearly level.

## Drainage

Natural drainage with some tile. No tile maps available.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

309.944.2184 | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | [www.Hertz.ag](http://www.Hertz.ag)

**BRANDON YAKLICH, AFM**  
309.883.9490  
BrandonY@Hertz.ag

**JOHN RAHN**  
815.535.8399  
JohnR@Hertz.ag



Southwest looking Northeast



Northeast looking Southwest



**Date:** Wed., December 11, 2024

**Time:** 10:00 a.m. CST

**Site:** Virtual Live Auction  
\*\*Online Only\*\*  
bid.hertz.ag

### Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Brandon Yaklich at 309.883.9490 or John Rahn at 815.535.9399 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

### Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### Seller

John E. Parker Marital Trust and Jack Parker

### Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

### Auctioneer

Eric Wilkinson  
License #441-002361

### Attorney

Curt Ford  
Nash, Bean, Ford & Brown

### Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

### Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 15, 2025 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2025. The Seller will credit the successful bidder at closing for the 2024 real estate taxes, payable in 2025.

### Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.



# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation**  
**Certified Farm Appraisals | Professional Farm Management**

**309.944.2184** | 613 East Ogden Ave., PO Box 9 | Geneseo, IL 61254-0009 | [www.Hertz.ag](http://www.Hertz.ag)

**BRANDON YAKLICH, AFM**  
**309.883.9490**  
BrandonY@Hertz.ag

**JOHN RAHN**  
**815.535.8399**  
JohnR@Hertz.ag